

# Unit 404 - Lado del Rio

404 - 400 N Riverside Dr, Pompano Beach, FL, Broward 33052

## Unit Information

MLS Number: A11633058  
 Status: Active  
 Size: 990 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$389,000  
 List PPSF: \$393  
 Valuated Price: \$371,000  
 Valuated PPSF: \$375

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 61  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

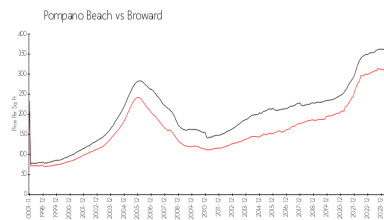
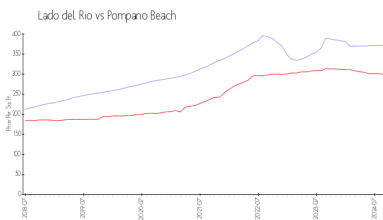
## Building Association Information

Lado Del Rio Condo Association Inc  
 Address: 400 N Riverside Dr # 110,  
 Pompano Beach, FL 33062  
 Phone: +1 954-786-1063

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
308		Sep 2024	\$378,000	
306	990 sq ft	Sep 2024	\$357,000	\$361
303	990 sq ft	Feb 2024	\$365,000	\$369

## Market Information



Lado del Rio: \$372/sq. ft.  
 Pompano Beach: \$299/sq. ft.  
 Pompano Beach: \$299/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Lado del Rio: 7%  
 Pompano Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Lado del Rio: 115 days  
 Pompano Beach: 79 days  
 Broward: 74 days

